



ZAIKEN TAKASHI  
VERSUS FUJITA  
SHINJI: THE  
REAL ESTATE  
COMPETITION,  
SECOND MATCH  
OF THE  
BEST-OF-THREE  
INVESTMENT  
COMPETITION.



FIRST UP:  
ZAIKEN  
TAKASHI







THE PROPERTY OWNER WAS IN A BIND BECAUSE OF PENDING INHERITANCE TAXES.



THUS, THE OWNER AGREED TO LOWER THE PRICE BY 20 MILLION YEN.

THE REAL ESTATE AGENT HELPED ME NEGOTIATE WITH HIM, OFFERING A LUMP SUM PAYMENT.



IF YOU WERE TO SUBLLET THIS PROPERTY...

THE MONTHLY RENTAL WOULD BE 350,000 YEN.

IT WOULD BE IDEAL FOR A FAMILY SENDING THEIR CHILD TO THE FAMOUS ELEMENTARY SCHOOL NEARBY.





THE FIRST  
ONE WAS A  
TOWER  
CONDOMINIUM  
SELLING AT  
100 MILLION.  
IT WAS OUT  
OF RANGE.

IT  
WAS  
THE  
THIRD  
ONE.

HOW MANY  
PROPERTIES  
DID YOU  
SEE WITH  
THAT  
AGENT?

...AND YOU  
CHOSE TO  
PURCHASE  
ONE OF  
THOSE  
THREE.

IN OTHER  
WORDS, YOU  
CHECKED  
OUT THREE  
PROPERTIES  
WITH THE REAL  
ESTATE  
AGENT...

I'D THINK IT  
WOULD BE  
PERFECTLY  
NATURAL TO  
HAVE ANXIETY  
OVER A 50  
MILLION YEN  
PURCHASE.

YOU MADE  
A FAST  
DECISION.  
WEREN'T YOU  
ANXIOUS  
ABOUT  
THAT?

IT WAS MY  
INTUITION.  
"THIS IS THE  
ONE!"

NO, I HAD NO  
RESERVATIONS.









I THOUGHT MY  
BROTHER HAD  
GIVEN UP ON  
AYASE.

THE  
BUILDINGS  
WERE BUILT  
OVER 60  
YEARS AGO.  
IT'S A  
ROW OF  
PARTITIONED  
HOUSES.

AYASE  
OF THE  
ADACHI  
DISTRICT?



CONCERNING  
THE  
PROPERTY,  
THE LAND IS  
30 TSUBOS,  
WHICH IS  
APPROX-  
IMATELY 100  
SQUARE  
METERS.



...OVER  
60 YEARS  
OLD?

A ROW OF  
PARTITIONED  
HOUSES...















THAT'S WHAT I  
THOUGHT... SO  
I PAID THE  
REAL ESTATE  
AGENT A DOWN  
PAYMENT OF 50  
MILLION YEN.

...FELT THAT HE  
SHOULD STAY  
THERE FOR A  
WHILE.



WHAT  
THE  
HECK?



THAT'S NO  
EXPLANATION  
AT ALL.

THAT'S NO  
EXPLANA-  
TION.



...THE  
WINNER  
OF THIS  
COMPETITION  
IS ZAIZEN  
TAKASHI-  
KUN!



